150.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,400 / 748,400
					USE VALUE:	748,400 / 748,400
					ASSESSED:	748,400 / 748,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONOVAN JAMES M
Owner 2:	DONOVAN MC HALE STEPHANIE
Owner 3:	
Street 1:	40 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON HAROLD V & BERTHA G -
Owner 2:	-
Street 1:	40 FOUNTAIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,725 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1852 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	299,000		449,400	748,400
Total Card	0.108	299,000		449,400	748,400
Total Parcel	0.108	299,000		449,400	748,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.10 | /Parcel: 404.1

Legal Description

User Acct 98735

GIS Ref

GIS Ref

Insp Date 07/31/13

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,100	0	4,725.	449,400	748,500	748,500	Year End Roll	12/18/2019
2019	101	FV	232,900	0	4,725.	421,300	654,200	654,200	Year End Roll	1/3/2019
2018	101	FV	232,900	0	4,725.	348,300	581,200	581,200	Year End Roll	12/20/2017
2017	101	FV	232,900	0	4,725.	320,200	553,100	553,100	Year End Roll	1/3/2017
2016	101	FV	232,900	0	4,725.	292,100	525,000	525,000	Year End	1/4/2016
2015	101	FV	227,100	0	4,725.	286,500	513,600	513,600	Year End Roll	12/11/2014
2014	101	FV	227,100	0	4,725.	266,300	493,400	493,400	Year End Roll	12/16/2013
2013	101	FV	180,400	0	4,725.	253,300	433,700	433,700		12/13/2012

!11709!

PRINT

Date	Time
12/11/20	01:50:55

LAST REV

Date	Time
07/31/13	15:29:45

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11709

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON HAROLD	32158-143		12/20/2000		300,000	No	No		
	6825-101		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	98735
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2013	418	Manual	45,000	C				
12/4/2012	1581	Addition	87,000	C				
6/6/2011	548	Manual	2,500					REPL STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2013	Measured	JBS	JOHN S
5/23/2013	Info Fm Prmt	EMK	Ellen K
2/25/2009	Meas/Inspect	372	PATRIOT
12/14/2000	Inspected	264	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA: 0.10847 | Total SF/SM: 4725 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 449,400 | Spl Credit | Total: 449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21695459
Const Adj.:	0.98500049
Adj $ / SQ:	149.838
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406257
Depreciation:	107252
Depreciated Total:	299005

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

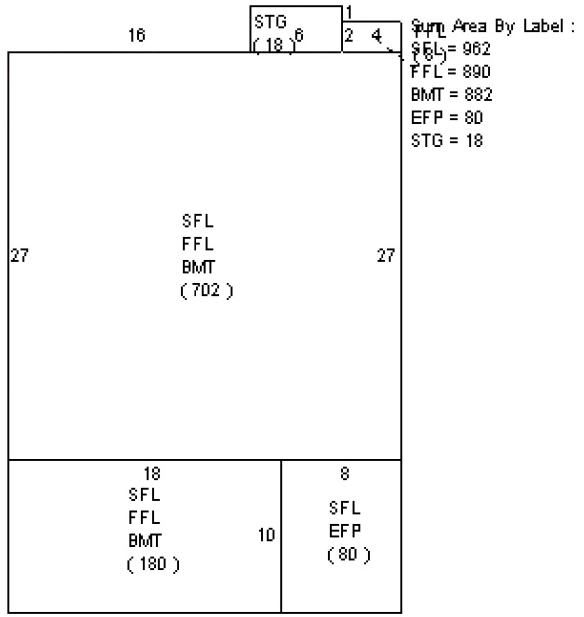
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.84
Special Features:	0	Val/Su Net:	105.58
Final Total:	299000	Val/Su SzAd	161.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	962	149.840	144,144
FFL	First Floor	890	149.840	133,355
BMT	Basement	882	44.950	39,647
EFP	Enclos Porch	80	60.340	4,827
STG	Storage	18	15.760	284

Net Sketched Area:	2,832			Total:	322,257
Size Ad	1852	Gross Are	2832	FinArea	1852

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	